

## CROSS FOX CONDOMINIUM GARDEN RESOLUTION

WHEREAS, Article V, Section 3 of the By-Laws provides that the Board of Directors shall have all the powers and duties necessary for the administration of the affairs of the Corporation and may do all such acts and things as are not by law or by these By-Laws directed to be exercised and done by the members; and

WHEREAS, Article V, Section 3 (a) of the By-Laws provides that the Board of Directors shall care, upkeep and surveillance of the condominium project and its general and limited common elements and services in a manner consistent with law and the provisions of these By-Laws and the Master Deed; and

WHEREAS, Article V, Section 3 (d) of the By-Laws provides that the Board of Directors shall promulgate and enforce such rules and regulations as may be deemed necessary respecting the use, occupancy and maintenance of the Condominium, the units, and the general and limited common elements, to prevent unreasonable interference with the use and occupancy of the Regime and of the general and limited common elements by the members and occupants of units all of which shall be consistent with applicable State and local law, the Master Deed and these By-Laws. The Board shall be authorized to levy fines or impose other sanctions for violations of the provisions of the Master Deed, By-Laws and/or Rules, provided such sanctions are imposed only after compliance with the applicable provision of Section 11-113 of the Act. Fines, once levied shall be collectable in the same manner as annual assessments.

WHEREAS, there are gardens or other improvements made by residents that are on the common element, but no longer maintained:

NOW THEREFORE, BE IT RESOLVED that:

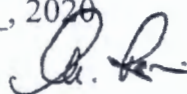
1. The owner of any proposed garden or area improvement must have a detailed plan for the impacted area, including any hardware, hooks, pots, blocks, stepping stones, trellises, watering devices, or anything else that is not present prior to the alteration and must receive written approval from the Board of Directors in advance.

2. The owner of the garden or improvement must sign a waiver of responsibility and/or liability during construction, and once completed.
3. The owner of the garden or improvement must return the common area to original condition if the garden or improvement can no longer be maintained, and will agree, during the approval process, exactly what 'return to original condition' entails.
4. Any alterations to the original plan must be submitted in writing, reviewed by the Board, and written approval must be received from the Board of Directors in advance of proceeding.
5. If, during a property inspection (or in response to a complaint), it is determined that the garden is not being maintained properly, or if an expansion/alteration has been made without approval from the Board of Directors, the unit owner will receive a demand letter to comply with the items listed in the letter by a certain date. If the listed items are not addressed by the deadline, Cross Fox will hire a contractor to do the work, and the expense will be billed to the owner's account.
6. A resale package includes the provisions of this resolution, ensuring that the buyer understands that if they proceed with the sale, the provisions of this resolution will become the new owner's responsibility.

This resolution approved at the Sept. 15, 2020 Board of Directors meeting and shall become effective on October 1, 2020

9/15/2020  
Date

9/15/2020  
Date



MaatenRe Ramin, President  
Cross Fox Condominium

**Joan Lloyd**

Secretary  
Cross Fox Condominium

Signature: Joan Lloyd  
Joan Lloyd (Feb 19, 2021 18:13 EST)

Email: jcl81@hotmail.com